

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 16, CHAPTER 16.16, SECTION 16.16.030 OF THE STOCKTON MUNICIPAL CODE RELATED TO THE “ZONING MAP TO PREZONE A PROPERTY TO COMMERCIAL GENERAL (CG) LOCATED AT 692 GRIDER WAY AT ASSESSOR’S PARCEL NUMBER 070-56-047, 070-57-013, 070-14-035, 070-14-010, 070-14-011, AND 070-14-034 39 (APPLICATION NO. P21-0589)

Strategic Land Planning (hereafter “Applicant”) requests the annexation of six parcels totaling ±8.76-acres. Four of the parcels (APN 070-56-047, 070-57-013, 070-14-035, and 070-14-010) will be used to develop a new ±100,850 square foot 570-unit personal storage facility with 1,200 square-foot caretakers residential unit located at 692 Grider Way. The proposed personal storage facility requires an Administrative Use Permit (AUP) for processing and will include accompanying drive aisles, parking stalls, landscaping, lighting, and utility services. The proposed annexation also includes two developed parcels (APN 070-14-011 and 070-14-034) adjacent to the Grider Way and Lower Sacramento Way intersection; and

Since the project site is presently located within the County of San Joaquin, Annexation must occur and be preceded by “Prezoning” it through a Zoning Map Amendment; and

Since the 2040 General Plan Land Use Map designates the project site as Commercial, the Project includes a request to Prezone the site to Commercial, General (CG) Zone, pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan; and

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

SECTION 1. FINDINGS AND INTENT

The City Council of the City of Stockton finds, pursuant to SMC Section 16.116.050, that:

- a) The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with this Development Code; The 2040 General Plan Land Use Map designates the subject site Commercial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the CG Zone is compatible with the Commercial General Plan Land Use Map designation of Commercial. The proposed Prezone action would not create any inconsistencies with SMC Title 16 (Development Code) since it pertains to the Zoning Map only. The text of Title 16 (Development Code) would remain unchanged under this action.

The proposed Prezone action would further the following General Plan policies:

- i. Goal LU-4: Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state.
 - ii. Policy LU-4.2: Attract employment- and tax-generating businesses that support the economic diversity of the City.
 - iii. Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.
- b) The proposed Prezone action will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the City because the CG Zone designation will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site.
- c) The proposed Prezone action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines because a Mitigated Negative Declaration was prepared and demonstrated that with mitigation, no significant environmental effects would result from either the Prezone action or other related actions constituting the Project.
- d) Additional Finding for Zoning Map Amendments. The site(s) would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development(s). (Prior code § 16-510.050): Based on the information included in the Project MND and the General Plan EIR, the subject site would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development.

SECTION II. PREZONE CLASSIFICATION

That the Prezone to the Citywide Zoning Map, particularly referred to in SMC Section 16.16.030, by reference made a part hereof and illustrated in Exhibit 1, said Code is hereby amended to provide a Commercial, General (CG) Zone designation for Assessor's Parcel Number 070-56-047, 070-57-013, 070-14-035, 070-14-010, 070-14-011, and 070-14-034 upon annexation to the City of Stockton.

SECTION III. SEVERABILITY

If any part of this Ordinance is held invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance if such invalid portion thereof had been deleted.

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SECTION IV. EFFECTIVE DATE

This Ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: _____

EFFECTIVE: _____

KEVIN J. LINCOLN II
Mayor of the City of Stockton

ELIZA R. GARZA, CMC
City Clerk of the City of Stockton